091.A	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	818,400 / 818,400
					USE VALUE:	818,400 / 818,400
					ASSESSED:	818,400 / 818,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
167		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWEET PETER A/KATHLEEN
Owner 2:	
Owner 3:	
Street 1:	167 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SWEET PETER A -
Owner 2:	-
Street 1:	167 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,480 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1968, having primarily Wood Shingle Exterior and 2493 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9480.000	325,300		493,100	818,400
Total Card	0.218	325,300		493,100	818,400
Total Parcel	0.218	325,300		493,100	818,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.28 | /Parcel: 328.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	129220
GIS Ref	
GIS Ref	
Insp Date	04/02/09

!7463!

PREVIOUS ASSESSMENT

Parcel ID: 091.A-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	325,500	0	9,480.	493,100	818,600	818,600	Year End Roll	12/18/2019
2019	101	FV	262,300	0	9,480.	500,100	762,400	762,400	Year End Roll	1/3/2019
2018	101	FV	262,300	0	9,480.	373,300	635,600	635,600	Year End Roll	12/20/2017
2017	101	FV	262,300	0	9,480.	338,100	600,400	600,400	Year End Roll	1/3/2017
2016	101	FV	262,300	0	9,480.	324,000	586,300	586,300	Year End	1/4/2016
2015	101	FV	261,700	0	9,480.	274,700	536,400	536,400	Year End Roll	12/11/2014
2014	101	FV	261,700	0	9,480.	260,600	522,300	522,300	Year End Roll	12/16/2013
2013	101	FV	261,700	0	9,480.	247,900	509,600	509,600		12/13/2012

PRINT

Date	Time
12/10/20	22:05:53

LAST REV

Date	Time
05/06/09	12:40:28
mmcmakin	

PAT ACCT. 7463

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWEET PETER A	48851-17		1/17/2007	Family	1	No	No		
	15078-517		6/1/1983		70,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2002	729	Addition	80,000	O		G4	GR FY04	24X24 GARAGE/17X24

ACTIVITY INFORMATION

Date	Result	By	Name
4/2/2009	Meas/Inspect	163	PATRIOT
5/5/2000	Inspected	276	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	129220
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9480		Sq. Ft.	Site		0	70.	0.74	5									493,081						493,100	

Total AC/HA:	0.21763	Total SF/SM:	9480	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 493,081	Spl Credit	Total: 493,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07117927
Const Adj.:	0.98441005
Adj $ / SQ:	131.810
Other Features:	97250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	442014
Depreciation:	116692
Depreciated Total:	325323

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8		BRs:	4		Baths:	1		HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

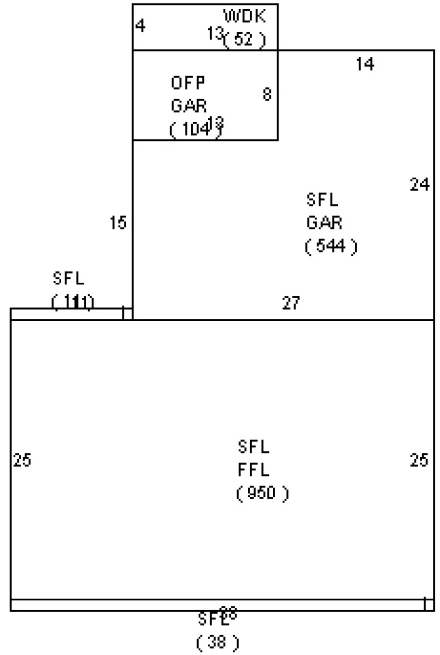
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	131.81
Special Features:	0	Val/Su Net:	98.67
Final Total:	325300	Val/Su SzAd	130.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,543	131.810	203,383
FFL	First Floor	950	131.810	125,219
GAR	Garage	648	18.560	12,029
OFP	Open Porch	104	31.860	3,314
WDK	Deck	52	15.750	819
	Net Sketched Area:	3,297	Total:	344,764
Size Ad	2493	Gross Are	3297	FinArea 2493

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.A-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	